

**NO TRANSFER
TAX PAID**

Doc # 2005013016
Book 8413 Page 0071

WARRANTY DEED

SIDNEY H. GELLER, of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to **SIDNEY H. GELLER and ELIZABETH M. GELLER**, whose mailing address is 50 Burleigh Street, Waterville, Maine 04901 of Waterville, County of Kennebec and State of Maine with *warranty covenants*, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, and more particularly described as follows:

A certain lot or parcel of land with buildings thereon, situated in said Waterville, bounded and described as follows:

Beginning on the westerly line of Main Street at the northeasterly corner of land owned now or formerly by Norbert Krutzky; thence running in a westerly direction along the northerly line of said Norbert Krutzky land one hundred (100) feet, more or less, to the easterly line of Merchants Court; thence in a northerly direction along the easterly line of said Merchants Court twenty-one (21) feet, more or less, to land owned by the Green Brothers; thence in an easterly direction along the southerly line of said Green Brothers land the distance of one hundred (100) feet, more or less, to the westerly line of said Main Street; thence running along the westerly line of said Main Street the distance of twenty-one (21) feet, more or less, to the point of beginning. Being 88 to 90 Main Street.

A certain lot or parcel of land with buildings thereon, situated in said Waterville, bounded and described as follows:

Easterly by the west line of Main Street as now established by the City of Waterville; northerly by land of Arthur J. Alden; westerly by the east line of Merchants Court; southerly by land of J. Colby Blaisdell. Being 92 to 96 Main Street.

Meaning and intending to convey the same premises conveyed to the Green Brothers Realty Trust by Deed recorded in the Kennebec County Registry of Deeds in Book 1184, Page 490 and by a Decree of the Norfolk Probate Court, Docket No. 122383, dated March 7, 1960, a certified copy of said Decree is recorded in the Kennebec County Registry of Deeds in Book 1182, Page 499.

A certain lot or parcel of land with buildings thereon, situated in said Waterville, bounded and described as follows:

Beginning at the southeasterly corner of land of Green Brothers Realty Trust on the westerly side of Main Street; thence westerly along the southerly line of said Green Brothers Realty Trust a distance of 100.42 feet to the easterly side of Merchants Court; thence southerly along the easterly side of said Merchants Court a distance of twenty-six (26) feet to the northwesterly corner of other land of said Green Brothers Realty Trust; thence easterly along the northerly line of said other land of Green Brothers Trust a distance of 100.42 feet to the westerly side of Main Street; thence northerly along said westerly side of Main Street a distance of twenty-six (26) feet to the point of beginning. Being 98 to 100 Main Street.

Being the same premises conveyed to the Green Brothers Realty Trust by Deed dated April 15, 1960 and recorded in the Kennebec County Registry of Deeds in Book 1184, Page 484. Subject to a party wall agreement in Book 663, Page 184 on the first parcel above.

Meaning and intending to hereby convey the same premises described in the Warranty Deed from Green Brothers Realty Trust to Sidney H. Geller and Thomas Labun Jr. dated June 3, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2007, Page 0306. Sidney H. Geller became the sole owner of record with respect to the subject property as indicated in the Deed of Sale by Personal Representative (Testate) from Sylvanne Labun, Personal Representative of the estate of Thomas Labun, Jr., to

Waterville
48-314
01766

(2) S. Geller

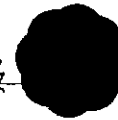
48-314

Sidney H. Geller, dated March 18, 2005, and recorded in the Kennebec County Registry of Deeds Book 8366, Page 330.

WITNESS my hand and seal this 12th day of May, 2005.

Sarah Ann Dale
Witness

Sidney H. Geller
Sidney H. Geller



STATE OF MAINE
KENNEBEC, SS.

May 12, 2005

Personally appeared the above named **Sidney H. Geller** and acknowledged the foregoing instrument to be his free act and deed.



Before me,

Sarah Ann Dale
Sarah Nale, Notary Public

Sarah Ann Nale
NOTARY PUBLIC
State of Maine
My Commission Expires 5/23/10

Received Kennebec SS.
05/18/2005 8:19AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS